059.0	0003	0013.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	757,300 /	757,300
					USE VALUE:	757,300 /	757,300
					ASSESSED:	757,300 /	757,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67	-69	LOWELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KAPOOR KALPANA
Owner 2:	
Owner 3:	
Street 1:	67 LOWELL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HRISTOFILOS DESPINA--ETAL -
Owner 2:	HRISTOFILOS KONSTANTINOS -
Street 1:	67 LOWELL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .1 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1880, having primarily Aluminum Exterior and 1976 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4356.000	371,800		385,500	757,300
Total Card	0.100	371,800		385,500	757,300
Total Parcel	0.100	371,800		385,500	757,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.25 /Parcel: 383.25

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 39345

GIS Ref

GIS Ref

Insp Date 10/24/18

!5204!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 059.0-0003-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	371,800	0	4,356.	385,500	757,300		Year end	12/23/2021
2021	104	FV	352,900	0	4,356.	385,500	738,400		Year End Roll	12/10/2020
2020	104	FV	352,900	0	4,356.	385,500	738,400	738,400	Year End Roll	12/18/2019
2019	104	FV	322,200	0	4,356.	385,500	707,700	707,700	Year End Roll	1/3/2019
2018	104	FV	322,200	0	4,356.	258,800	581,000	581,000	Year End Roll	12/20/2017
2017	104	FV	302,900	0	4,356.	247,800	550,700	550,700	Year End Roll	1/3/2017
2016	104	FV	302,900	0	4,356.	225,800	528,700	528,700	Year End	1/4/2016
2015	104	FV	254,800	0	4,356.	181,700	436,500	436,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:48:18

LAST REV

Date	Time
04/16/19	14:25:49
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5204

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HRISTOFILOS DES	36316-141		9/4/2002		415,000	No	No		
	13492-620		7/1/1978		50,000	No	No		Y

USER DEFINED

Prior Id # 1:	39345
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/12/2012	870	Re-Roof	13,456					
9/17/2002	765	Redo Kit	10,000	C		G4	GR FY04	REMODEL KITCHEN AN

ACTIVITY INFORMATION

Date	Result	By	Name
10/24/2018	MEAS&NOTICE	CC	Chris C
4/25/2009	Meas/Inspect	372	PATRIOT
12/4/2002	MLS	HC	Helen Chinal
1/7/2000	Mailer Sent		
1/7/2000	Measured	277	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4356		Sq. Ft.	Site		0	70.	1.26	11									385,477						385,500	

Total AC/HA:	0.10000	Total SF/SM:	4356	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	385,477	Spl Credit		Total:	385,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1880	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	150.00
Size Adj.:	1.18137646
Const Adj.:	0.98990101
Adj $ / SQ:	175.417
Other Features:	129000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	538774
Depreciation:	167020
Depreciated Total:	371754

COMMENTS

ACROSS COMM.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

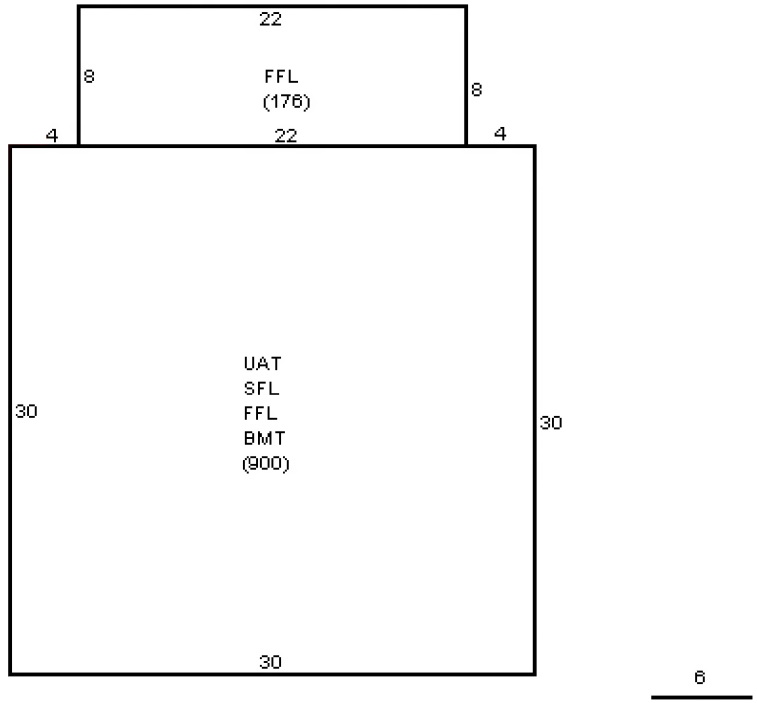
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	175.42
Special Features:	0	Val/Su Net:	119.90
Final Total:	371800	Val/Su SzAd	188.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,076	175.420	188,749
BMT	Basement	900	52.630	47,363
SFL	Second Floor	900	175.420	157,875
UAT	Upper Attic	225	70.170	15,788
	Net Sketched Area:	3,101	Total:	409,775

Size Ad	1976	Gross Area	3776	FinArea	1976

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

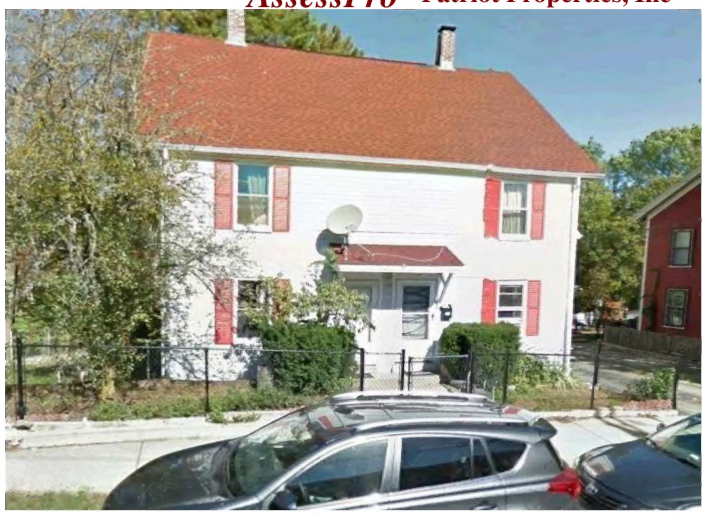
SPEC FEATURES/YARD ITEMS

PARCEL ID

059.0-0003-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc